

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL8773**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Golden House**
6. Current building name: **Brannigan House**
7. Building address: **417 Emery Street**
8. Owner name: **Darcy Joan Brannigan**  
Owner address: **417 Emery Street**  
**Longmont CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup> Township** **2N Range 69W**

**SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference

Zone **13**

Easting: **419546**

Northing **4446021**

11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **South half 23** Block: **50**  
Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_ Determined Eligible - National Register

\_\_\_\_ Determined Not Eligible - National Register

\_\_\_\_ Determined Eligible - State Register

\_\_\_\_ Determined Not Eligible - State Register

\_\_\_\_ Needs Data

\_\_\_\_ Contributes to eligible National Register District

\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):

**Rectangular Plan**

15. Dimensions in feet: **1524 square feet**

16. Number of stories: **1.5**

17. Primary external wall material

**Wood / Horizontal Siding**

**Wood / Shingle**

18. Roof configuration (enter one):

**Hipped Roof / Gable-on-hip Roof**

19. Primary external roof material (enter one):

**Asphalt Roof / Composition Roof**

20. Special features (enter all that apply):

**Chimney**

**Porch**

**Fence**

**Roof Treatment / Dormer**

22. Architectural style /  
building type:

**Bungalow**

**21. General Architectural Description**

This single-family dwelling is located on the west side of Emery Street between 415 Emery Street on the south and 419 Emery Street on the north. A planted grass yard with mature landscaping surrounds the house. Approximately forty feet separates the house from the street and a wide grass strip runs between the front sidewalk and the curb. Oriented to the east, the house rests on a concrete foundation with three-light hopper basement windows. Yellow-painted horizontal wood siding clads the exterior walls while square-cut stained shingles cover the shed-roof dormer projecting from the front (east) elevation. The roof is moderately pitched below the dormer and very steep above it. It is covered in gray asphalt shingles. A shed roof with the same shingles protects the square, bay window projecting from the south elevation. Rafters and perkins are exposed. A small brick chimney emerges from the center of the building while a more modern chimney, boxed in particle board, protrudes from the south elevation. Windows on the bottom floor are generally eight-over-one, double-hung sash windows with white-painted wood frames and surrounds. Those on the upper story have been replaced with modern, single-light casement windows. Ribbon windows of various widths and heights surround the rear (west) elevation. The windows and door on the front façade feature flared surrounds, providing an overall sense of massiveness, accented by the full-width porch supported by battered piers. Strangely, while the façade is symmetrical, the front door is offset to the south. The door itself is a three-light, glass-in-wood-frame with a protruding locking rail complimented by large dentils. Concrete steps approach the porch.

A garage with attached carport is located northwest of the structure. Accessed via a driveway from the alley behind the lot, the garage is a rectangular building measuring twenty-three feet north-south and twenty-one feet east-west. The garage is one story tall, has a concrete foundation and yellow-painted horizontal wooden siding and one-by-four-inch corner boards clad the walls. Gray asphalt shingles cover the front-gable roof and the carport, which is attached to the north side. A paneled, wood rollaway door dominates the west elevation while a small, paneled wood door opens on the south elevation. This side of the structure also features a one-light casement window.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences and a few small apartment buildings.

**24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1919**

Source of information:  
**"Water Ledger, City of Longmont, 1919-1922."**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Vane Golden**

Source of information:  
**Warranty Deed 90138725; "Water Ledger, City of Longmont 1919-1922."**

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

City water records indicate that this house was constructed in 1919. Other than the chimney on the south elevation, no significant modifications have been made to the home. The garage appears to have been built at the same time because the wall materials and moldings match those on the house. The attached carport, however, is a more recent addition.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

**35. Historical Background**

The bungalow at 415 Emery Street was home to one of Longmont's preeminent entrepreneurial families – the Golden. George Vane Golden built this house in 1919 on a lot he purchased from I.H. King. Golden was born on April 17, 1889 in the Rinn District. He was the son of Mr. and Mrs. K.R. Golden and spent his entire life in the Longmont area. On April 19, 1908, he married Echo Noftsgger. He was elder emeritus of the First Christian Church of Longmont and served on the board of directors of both the Colorado Motor Carriers and Atlas Van Lines. But Golden is perhaps best known for expanding his father's livery and drayage service into the Golden Companies, which included the Golden Transfer Company, Golden Gravel Company and Golden Van lines. (Vane's uncle was a gold miner and gave his name to the city of Golden). City directories indicate that Vane Golden moved from the house sometime around 1950, leaving it to his son, Vernon V. Golden. Vane Golden died in 1963, and Echo died seven years later.

Dr. Vernon Golden was born in Longmont on June 30, 1912. Four days before Dr. Golden received his Doctor of Veterinary Medicine from Colorado State University, he married his longtime sweetheart, Marjorie Stewart, on June 2, 1935. The couple moved away from Colorado shortly after their marriage but returned in 1942. Dr. Golden began working for his father and soon added a ready-mix concrete plant and construction company to the family holdings. He retired from the companies in 1960, and, shortly before his death in 1989, donated ninety-four acres of river-front property, known as Golden Ponds, to the City of Longmont. For this effort, the City of Longmont honored him with an outstanding citizen award. Dr. Golden was also director of the choir at the First Christian Church and a driving force behind the church's many building campaigns. The Golden family sold their home on Emery Street in 1971, ending a half-century of their family residency there.

Replacing the Golden family at 417 Emery were Albert "Bart" and Eva Concannon. Eva worked as a line assembler at Neodata. They sold the house to Darcy Joan Brannigan, the current owner, in December 1989.

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Coffield, Dana." Golden praised as 'man of action.'" *Longmont Times-Call*, 18 September 1989, p. 1A.

"Eva Lucille Concannon." (obituary) *Longmont Times-Call*, 16 September 1992, p. 10A.

Flemming, Eva. "Business Firms that Stayed." In *They Came to Stay: Longmont, Colorado, 1858-1920*. Ed. St. Vrain Valley Historical Association. Longmont: Longmont Printing Company, 1971, 219-221.

Otzman, Rosemary. "Vernon Golden dies Saturday at age 77." *Longmont Times Call*, 17 September 1989, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Van Golden Dies." *Longmont Times-Call*, 16 April 1963, p. 1.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

**xx** B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **1919-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant for its association with residential development in Longmont, beginning in the early 1900's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the Golden family, who made important contributions to Longmont during the late nineteenth and early twentieth centuries. The house is also architecturally significant because it is an intact bungalow exhibiting the characteristics of craftsman architecture. The property's combined levels of historical significance and physical integrity may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a National Register or local landmark historic district.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a high degree of physical integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There have been minimal additions and exterior alterations to the building subsequent to the end of the 1920's.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-9**

Frame(s): **10-12 (house); 13, 15 (garage)**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 22, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**